

**CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
August 10, 2016**

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

7:00 P.M.
HIALEAH

Call to order.

Invocation and pledge of allegiance

ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD

A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.

1. Roll Call.
2. Approval of Planning and Zoning Board Summary Agenda of June 22nd, 2016 as submitted.

ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, SEPTEMBER 13, 2016:

3. **Final Decision** to adjust the existing distance between main residence and accessory building to 13.50' (20' required), west side setback to 6.10' and rear setback to 6.60' (7.5' required for each). Property located at 640 East 17 Street, Hialeah, zoned R-1 (One Family District).

Applicant: Yalier Diaz and Diana Ramirez

HIALEAH PLANNING AND ZONING BOARD MEETING- AUGUST 10, 2016

THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, AUGUST 23, 2016:

4. **Variance** permit to allow replatting of property into three substandard lots, and allow the construction of a duplex on each lot. The lots, having a frontage of 45' (75' required for each); Lots 1 and 2 having a total lot area of 4,500 square feet and Lot 3, having a total lot area of 4,365 square feet (7,500 square feet required for each) and allow ground floor area of 950 square feet (minimum of 1,000 square feet required); and allow the following setbacks: Units 1 and 2, front of 15' (25' required for each), north side of 4' (7.5' required for each). Unit 3, front of 16' (25' required), north side of 4' (7.5' required), and corner side of 11.6' (15' required). Property located at 491 East 11 Street, Hialeah, zoned R-2 (One and Two Family District).

Applicant: Bernardino N. Rodriguez and Adis Rodriguez

5. Repeal and rescind Ordinance No.2014-34, dated 6-10-14, rezoning property from GU to MH, according to 4-22-14 Site Plan, prepared by Bellon Architecture, and then, allow **rezoning** to MH (Industrial District), according to 7-1-16 Site Plan, prepared by Rodriguez and Pereira Architects, Inc. **Variance permit** to waive block size requirements of 330' width by 660' length; allow front parking area along NW 138 Street (W 84 Street) to be located within 20' from the property line, where parking areas shall not be located within 20' from front property line; allow 425 parking spaces (702 required) and allow a temporary waiver of plat, provided that the property will be replatted within 18 months from the approval of the ordinance. Property located on vacant land lying north of Northwest 138 Street (West 84 Street) between Northwest 105 Avenue and Northwest 107 Avenue, Hialeah.

Applicant: Gloria M. Velázquez, Esq. On Behalf of Flightway Fourteen, LLC.

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

6. Old Business.
7. New Business.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.